089.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	592,600 / 592,600
					USE VALUE:	592,600 / 592,600
					ASSESSED:	592,600 / 592,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RISLEY DANA R
Owner 2:	
Owner 3:	
Street 1:	19 LANSDOWNE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRISCOE STEPHANIE A -
Owner 2:	-
Street 1:	1269 LAKESIDE DRIVE APT 3110
Twn/City:	SUNNYVALE
St/Prov:	CA Cntry:
Postal:	94085

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1945, having primarily Brick Veneer Exterior and 1400 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5382.000	183,600	2,000	407,000	592,600
Total Card	0.124	183,600	2,000	407,000	592,600
Total Parcel	0.124	183,600	2,000	407,000	592,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.29 /Parcel: 423.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56343

GIS Ref

GIS Ref

Insp Date 07/16/19

!7212!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	183,600	2000	5,382.	407,000	592,600		Year end	12/23/2021
2021	101	FV	170,600	2000	5,382.	407,000	579,600		Year End Roll	12/10/2020
2020	101	FV	170,500	2000	5,382.	407,000	579,500	579,500	Year End Roll	12/18/2019
2019	101	FV	183,000	0	5,382.	412,800	595,800	595,800	Year End Roll	1/3/2019
2018	101	FV	183,000	0	5,382.	308,200	491,200	491,200	Year End Roll	12/20/2017
2017	101	FV	183,000	0	5,382.	279,100	462,100	462,100	Year End Roll	1/3/2017
2016	101	FV	193,300	0	5,382.	267,500	460,800	460,800	Year End	1/4/2016
2015	101	FV	170,600	0	5,382.	226,800	397,400	397,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:12:17

LAST REV

Date	Time
07/17/19	10:22:15
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7212

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRISCOE STEPHAN	67134-276		4/22/2016		485,000	No	No		
FITZGERALD PATR	54610-462		4/29/2010		382,500	No	No		
FITZGERALD PATR	53714-467		10/23/2009	Family	1	No	No		
	11866-446		4/12/1969			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2011	660	Manual	1,733					REPLACE 2 DOORS
1/4/2000	32	Alterati	54,000					REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2019	Meas/Inspect	DGM	D Mann
11/7/2018	MEAS&NOTICE	CC	Chris C
3/24/2017	SQ Returned	MM	Mary M
3/20/2009	Meas/Inspect	372	PATRIOT
4/6/2000	Inspected	264	PATRIOT
1/24/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	56343
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5382		Sq. Ft.	Site		0	70.	1.08	5									407,022						407,000	

Total AC/HA:	0.12355	Total SF/SM:	5382	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	407,022	Spl Credit		Total:	407,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.02689719
Adj $ / SQ:	138.631
Other Features:	78242
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	285070
Depreciation:	101485
Depreciated Total:	183585

COMMENTS

OF=SHOWER AND SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	2	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

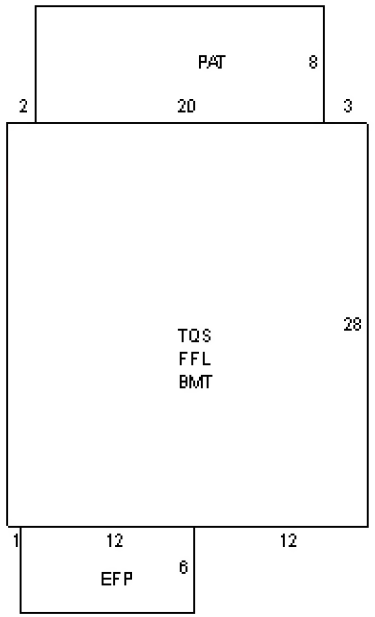
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.63
Special Features:	0	Val/Su Net:	85.12
Final Total:	183600	Val/Su SzAd	149.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	700	44.920	31,442
FFL	First Floor	700	138.630	97,042
TQS	3/4 Story	525	138.630	72,781
PAT	Patio	160	4.720	755
EFP	Enclos Porch	72	66.790	4,809

Net Sketched Area:	2,157			Total:	206,829
Size Ad	1225	Gross Area	2332	FinArea	1400

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	1994	0.00	T	20	101						
22	Wood Deck	D	Y	1	15X15	A	AV	1999	10.44	T	16	101			2,000			2,000

More:	N	Total Yard Items:	2,000	Total Special Featues:	
				Total:	2,000